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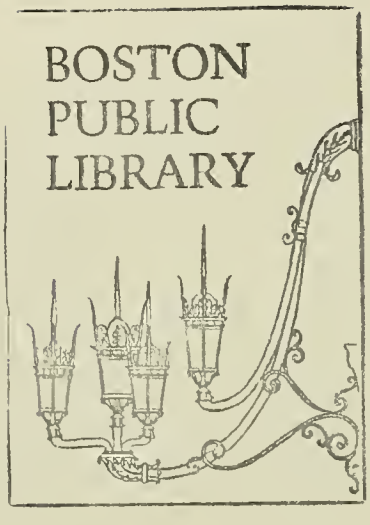
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LEA GROUP INCORPORATED

REPORT

gov. 95 927

MIDTOWN THEATRE CENTER

THEATRE FEASIBILITY STUDY

MAY 17, 1989

BOSTON REDEVELOPMENT AUTHORITY
MIDTOWN CULTURAL DISTRICT TASK FORCE
OFFICE OF ARTS AND HUMANITIES

75 Kneeland Street, Boston, Massachusetts 02111
Telephone (617) 426-6300

MIDTOWN THEATRE CENTER
THEATRE FEASIBILITY STUDY REPORT

MAY 17, 1989

- SUMMARY OF FINDINGS
- COST ESTIMATE
- FLOOR AREA COMPARISON
- ROOM FINISH SCHEDULE
- OUTLINE SPECIFICATIONS
- DRAWINGS

Midtown Theatre Center
LEA Group, Inc.

SUMMARY OF FINDINGS

Project Overview

This report summarizes the findings of our design studies undertaken to test the feasibility of incorporating three theatres on a site in Boston's Midtown Cultural District. A second phase of our study will address the expansion and/or renovation of the Opera House, but that area of inquiry is not specifically addressed in this study. The proposed project site is comprised partially of vacant land within the Commonwealth Center Development Project parcel, and partially of an existing five-story structure (the "Arcade" Building).

Our design studies assume the demolition of the Arcade Building (except the historical Washington Street facade) and the full cooperation and integration of the proposed theatre center into the plans for Commonwealth Center and the renovation of the Paramount Theatre: - the two projects are inextricably linked, and several areas of potential conflict remain.

The basic program for the theatre center is as follows:

Flex Theatre	-	499 seats
Concert Hall	-	199 seats
Black Box Theatre	-	199 seats
Rehearsal Halls	-	3 @ 1,600 SF each

The specific room areas used are as outlined in program information provided by the Midtown Cultural District Task force; please refer to the Section on Floor Area Comparisons (below) for a complete review of program areas.

Our base plans (Scheme I) assume that the adjacent Opera House will expand its stage house to close off Mason Street, and that receiving for the Theatre Center/Paramount Theatre/Commonwealth Center/Opera House complex will be via a truck ramp from Avery Street giving access to a basement receiving area. An alternate plan (Scheme II) assumes no Opera House expansion and a receiving area on grade at Mason Street.

The basic layout, three-dimensional allocation of space, and detailed development of theatre plans has evolved in conjunction with our theatre consultant, Brannigan Lorelli Associates, and in design review meetings with members of the Midtown Cultural District Task Force-Cultural Facilities Committee, the Office of Arts and Humanities, and the Boston Redevelopment Authority.

Cost Estimate

A cost estimate for the schematic plans has been prepared by Lee Kennedy/Dimeo Construction Company, based on our plans, room finish schedule and outline specification. Cost estimate for the Base Scheme is $21,452,602; cost for Scheme II is $20,579,202.

Several assumptions used in developing the cost estimate should be identified:

- The estimate represents hard costs only - no fees, acquisition costs, development costs, etc. are included.

- The estimate is quoted as if the project were to start construction in September, 1989; an escalation rate of 1/2 percent per month should be added for later construction starts.

- The project actually encompasses a good part of building area planned to be occupied by Commonwealth Center (including area allocated to The Paramount Theatre renovation), and it is therefore fair to assume that some percentage of construction costs would be borne by that project; however, we have not made an assessment of that factor, and have simply estimated the total construction costs related to the program identified above.

- We have included the costs of demolition of the Arcade Building, and the costs of preserving its historic stone facade on Washington Street.

- We have included some allowances for unforeseen subsurface conditions, as we lacked detailed geotechnical information on this specific site.

- We have included in the cost estimate Brannigan Lorelli's estimate of the costs of theatre equipment, lighting, etc. for the three theatres.

The cost estimate works out to be about $215 per foot. This is obviously expensive, but is not out of line with current theatre projects of similar complexity, particularly given the construction cost premiums due to tight site constraints and special excavation measures required to avoid damage to adjacent structures. For instance, a recent theatre project estimated by our estimator-contractor (based on design development drawings), with similar kinds of site constraints, came out to about $243 per square foot.

Code Issues

We have prepared the plans in general conformance to the Massachusetts State Building Codes and the regulations of the Architectural Access Board. We have reviewed our plans with staff members of the Boston Inspectional Services Department (ISD), and we have received their general approval of the basic layout, construction methods, and means of egress. Some areas are not in strict conformance with the code, but, in the opinion of the I.S.D., these are highly likely to be approved after further discussion and review. Some relevant code assumptions:

- Building is Type 1A Construction (fireproof)
- Building is high-rise construction
- Building is fully sprinklered
- Flex Theatre is Use Group A-1-A, theatre with raised stage and proscenium curtain, as defined by the Massachusetts State Building Code.
- Concert Hall and Black Box Theatre qualify as Use Group A-3, theatre spaces without raised stage or proscenium curtain, as defined by the Massachusetts State Building Code.

Outline Specification and Room Finish Schedule

We have prepared a preliminary outline specification for all building systems and a room finish schedule, to establish overall quality levels and general scope of work. These documents should be viewed as guidelines for estimating purposes rather than as specific or final design proposals, although they do attempt, particularly in the public spaces, to provide some sense of the character of the complex.

Drawing List

A-1	Basement Plan - Scheme I
A-1	Basement Plan - Scheme II
A-2	First Floor Plan - Scheme I
A-2	First Floor Plan - Scheme II
A-3	Second Floor Plan
A-4	Third Floor Plan
A-5	Fourth Floor Plan
A-6	Fifth Floor Plan
A-7	Cross Sections
A-8	Longitudinal Section
A-9	Perspective Sketches

LEE KENNEDY/DIMEO

JOINT VENTURE CONSTRUCTION COMPANY

May 15, 1989

LEA
75 Kneeland Street
Boston, MA 02111
ATTN: Mr. Michael Lauber

Gentlemen:

We are pleased to submit herewith our budget estimate for the BRA Theatre Study per LEA Associate's drawings dated May 8, 1989 and outline specifications dated May 8, 1989.

Construction Costs for Scheme I	$21,452,602.00
Construction Costs for Scheme II	$20,579,202.00

Construction Costs will Hold Thru September, 1989. Thereafter add 1/2% escalation per month.

Building Areas as Taken From Drawings and Taken Within Contract Limit Lines:

Basement	@	14,662 S.F.
First Level	@	20,113 S.F.
Second Level	@	16,757 S.F.
Mezzanine	@	2,970 S.F.
Third Level	@	11,864 S.F.
Fourth Level	@	11,004 S.F.
Fifth Level	@	17,235 S.F.
Mechanical	@	4,160 S.F.
		98,765 S.F.
Ramp Area		3,250 S.F.

Note: A 5th floor level has premium cost considered in this budget for above normal floor to floor heights.

If you have any questions, please do not hesitate to call.

Sincerely,

LEE KENNEDY/DIMEO
JOINT VENTURE CONSTRUCTION COMPANY

Louis R. DiLorenzo

Louis R. DiLorenzo

1798 Dorchester Avenue, Boston, Massachusetts 02124
Telephone: (617) 825-1100 Telecopier: (617) 265-0815

SCHEME I:

General Conditions (22 Months)		$ 1,708,000.00
Demolition of Existing Structure		191,000.00
Site Work		
A. Excavation, Sheeting & Under Pinning		1,035,000.00
B. Utilities		155,000.00
C. Sidewalk & Street Repairs		155,000.00
D. Unforseen Laten Soil Conditions	Allowance	300,000.00
Truck Ramp		
A. Prep & Demolition		52,000.00
B. Construct Ramp 183 L.F.		404,000.00
Foundations, Concrete Work 2950 C.Y.		1,450,000.00
Super Structure		
A. Steel & Metal Deck	98,765 S.F.	1,545,700.00
B. Concrete Floor Fill	98,765 S.F.	206,400.00
C. Fireproofing	98,765 S.F.	107,700.00
D. Misc. Metals (Excluding Stairs)		258,000.00
Exterior Walls		
A. Mason Street, Penthouse, Washington Street, Exclusive of Historical Front 11,900 S.F.		388,000.00
B. Washington Street Historic Front 3,400 S.F. (Remove, Store and Reinstall Existing Facade to Expedite Project Schedule)		385,000.00
Demising Walls Adjacent to Existing Structures 64,800 S.F.		1,009,000.00
Interior Walls 112,000 S.F.		1,268,000.00
Roofing 19,620 S.F.		124,000.00
Waterproofing & Miscellaneous Waterproofing		165,000.00

SCHEME II:

1. Cost of Scheme I		$21,362,712.00
2. Credits Relating to Scheme II		20,489,312.00
Truck Ramp Prep & Demolition	$	50,000.00
Truck Ramp Construction		390,000.00
Deep Basement Excavation		38,900.00
Concrete Transfer Beam Premium		50,000.00
Truck Dock Walls		11,900.00
Mechanical Exhaust		27,600.00
Basement Area Reduction @ Loading Dock Area in Lieu of Building Area at 1st Floor Level		305,000.00
Total Deduct	$	873,400.00

Rough Carpentry		$ 50,000.00
Finish Carpentry		182,000.00
Room Finishes		
A. Basement Storages, Mechanical/Electrical Areas 27,400 S.F.		207,000.00
B. Public Function Areas 71,365 S.F.		1,478,000.00
C. Upgrade Finishes of Arcade, Public Corridors, Performance Areas, Seating Areas 12,358 S.F.		618,000.00
Vertical Transportation		
A. Elevators, Lifts (Exclusive of Theatre Equipment)		550,000.00
B. Escalator		275,000.00
C. Metal Stairs (340 Risers)		129,000.00
Theatre Equipment/Brannigan-Lorelli		1,500,000.00
Furnishings	Allowance	50,000.00
Plumbing		460,000.00
Fire Protection	98,765 S.F.	227,200.00
HVAC	98,765 S.F.	2,447,400.00
Electrical		
A. Light & Power	98,765 S.F.	1,854,800.00
B. Theatre Systems w/ Theatre Equipment		
C. Power for Theatre Equipment		305,000.00
	SubTotal	$21,240,200.00
	Permits 1%	212,402.00
	TOTAL	$21,452,602.00

RECEIVED
MAY 04 1989
LINENTHAL EISENBERG

Brannigan·Lorelli Associates Inc.

TO: MICHAEL LAUBER
FROM: ROBERT BRANNIGAN RBB
RE: ARCADE THEATER CEMTER
DATE: MAY 1, 1989

M E M O

THEATER EQUIPMENT BUDGET
DESIGN DEVELOPMENT

500 Seat Theater

Theatrical Rigging

Fire curtain per Mass. Code	29,000.00	
House curtain rigging	7,000.00	
House curtain drapery	7,500.00	
Double purchase counterweight rigging (41 sets)	184,500.00	
Draperies (blacks, scrims, bounce)	35,000.00	
Miscellaneous rigging & equipment	12,000.00	
Light bridge and light bridge rigging (1) *	30,000.00	
Does not include power wiring or hook-up. (Say 15,000)		305,000

Seating Lift

3 section lift and chair platforms. *	500,000.00	
Does not include power wiring or hook-up. (say 15,000)		500,000.00

Theatrical Lighting *

Light fixtures and supports	60,000.00	
Control System (control console, designers remote)	35,000.00	
Distribution	60,000.00	
Dimmer Bank	90,000.00	
House light dimmers (12 dimmers and control)	6,000.00	
Cue light panel and stage managers desk	10,000.00	
Miscellaneous	20,000.00	
Does not include power wiring or hook-up. (Say 125,000)		270,000.00

1200 amp 4 w 3 Ph. (includes diversity factor)

Sound

Speakers, control, mikes, amplifiers, loose wiring*	125,000.00
Does not include power wiring or hook-up. (Say 50,000)	

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Recital Hall

Performance (stage) lighting should be 85 f.c. per sq.ft. Audience lighting at 15 f.c. per sq.ft. and dimmer control.

Theatrical lighting Instruments distribution and control *	60,000.00	
Does not include power wiring or hook-up. (Say 30,000)		60,000.00

Black Box

Seating

Risers	40,000.00	
Chairs (moveable)	30,000.00	
Lighting		70,000.00
Stage lighting instruments distribution control *	125,000.00	
Does not include power wiring or hook-up (say 50,000)		125,000.00

600 amp 4 w 3 ph. plus house lighting @ 15 f.c. per sq.ft.

Sound

Speakers control amplifiers, mikes, loose cable	45,000.00	
Does not include power, wiring and hook-up (Say 20,000)		45,000.00

Seating

In general good quality seats can be had at $125.00 per seat installed (not including aisle lighting).

(exclusive total of power, wiring and hook-up) $1,500,000.00

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

FLOOR AREA COMPARISON/PROGRAM AREA SUMMARIES

PROGRAM ELEMENTS	PROGRAM AREA REQUIRED	PROGRAM AREA PROVIDED	
		SCHEME 1	SCHEME 11
FLEX THEATRE	19, 964	18, 243	19,693
CONCERT HALL	10,375	10,020	10,020
BLACK BOX THEATRE	10,907	8,850	8,850
REHEARSAL HALLS	6,580	3,624	3,624
TOTAL	**47,826**	**40,787**	**42,187**
ADDITIONAL PROGRAM AREA			
PARAMOUNT THEATRE SUPPORT		4,224	7,424
RECIEVING/TRUCK/MECH. AREA		13,070	5,500
ATRIUM/ARCADE RETAIL		9,600	8,140
TOTAL		26,894	21,064
GRAND TOTAL		67,681	63,251
NET/GROSS RATIO @ 68.5%		31,084	29,060
TOTAL FLOOR AREA		**98,765**	**92,311**

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

FLEX THEATRE

		PROGRAM AREA REQUIRED	PROGRAM AREA PROVIDED	
SEATING	10 S.F./SEAT 499 PEOPLE PLUS 50 S.F.	5,040	5,098	@ LEVEL 2 & BALCONY)
	CONTROL ROOM (SOUND & LIGHT)	400	280 110 170	 @ LEVEL 4 @ LEVEL 2
	TOTAL	**5,440**	**5,378**	
LOBBY	W/CONCESSION FACILITIES @ 6 SF/SEAT	2,994	2,785 1,818 970	 @ LEVEL 2 @ LEVEL 4
	CHECK ROOM	120	170 110 60	 @ LEVEL 2 @ LEVEL 4
	RETAIL SHOP	200	215	@ LEVEL 1
	PUBLIC TOILETS 2 @ 250+100 SF*	600	750 (400 @ 1) (350 @ 4)	
	ADM. OFFICES 3@150+50 SF EACH*	600	560	@ LEVEL 4
	ADM. RECEPTION & EQUIPMENT ROOM	200	280	@ LEVEL 4
	FRONT OF HOUSE STORAGE	200	80	@ LEVEL 2
	RETAIL STOR.	100	100	@ LEVEL 1
	BOX OFFICE 150 + 50 SF	200	265	@ LEVEL 1
	TOTAL	**5,214**	**5,205**	
STAGE	PERFORMANCE AREA 40 X 35	1,400	1,400	
	SIDE STAGES	1,450	935	
	CROSSOVER 6 X 60	360	330	
	GREEN ROOM	350	240	@ LEVEL 2

* ADDED S.F. FOR WHEELCHAIR ACCESSIBILITY

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

FLEX THEATRE (CONT'D)

		PROGRAM AREA REQUIRED	PROGRAM AREA PROVIDED	
STAGE (CONT'D)			SCHEME I	SCHEME II
	OFFICE	300	150	330
	GROUP DRESSING ROOMS 2 FOR 10 PEOPLE EACH @ 30 S.F.	600	675	675 475 200
	QUAD DRESSING ROOMS 2 FOR 4 PEOPLE EACH @ 225 S.F. (INC. SHOWERS & TOILETS)	450	480	450 175 275
	MUSICIANS ROOMS W/LOCKERS FOR 10 PEOPLE @ 30 S.F./PERSON	300	220	330
	WARDROBE COSTUME ROOM WITH LAUNDRY FACILITY	350	295 (I FL)	400 (BSMT)
	TOTAL	**5,560**	**4,685 SCH 1**	**5120 SCH 2**
STORAGE				
	GENERAL	300	170	330 BSMT 225 LEVEL 1
	ELECTRICAL	400	205	440
	DRAPERY	400	285	400
	SOUND	150	125	130
	PIANO	100	100	100
	ELECTRICAL	400	445 BSMT 525 ROOF	540 BSMT 460 ROOF
	MECHANICAL	1,000	445 BSMT 525 ROOF	540 BSMT 460 ROOF
	CIRCULATION ALLOWANCE	1,000	1,140	1,365
		3,750	3025 SCH I	3990 SCH II
	TOTAL	**19,964**	**18,293**	**19,693**

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

CONCERT HALL

		PROGRAM AREA REQUIRED	PROGRAM AREA PROVIDED	
SEATING	200 SEATS @ 10 S.F. + 50 S.F.*	2,050	1,920	@ LEVEL 3
	CONTROL ROOM/LIGHTING	100	120	@ LEVEL 4
		2,150	2,040	
LOBBY	200 PEOPLE @ 6 S.F./PERSON	1,200	1,280	@ LEVEL 3
	CHECK ROOM	120	120	@ LEVEL 3
	BOX OFFICE	200	150	@ LEVEL 1
	PUBLIC TOILETS	500	360	@ LEVEL 3
	ADM. OFFICES (3)	650	500	@ LEVEL 4
	TOTAL	**2,670**	**2,410**	
STAGE	PERFORMANCE AREA 30 X 16	480	500	@ LEVEL 2
	ASSEMBLY	225	200	@ LEVEL 2
	2 OFFICES @ 100 S.F.	300	250	@ MEZZANINE
	2 GROUP DRESSING ROOMS FOR 15 PEOPLE EA. @ 30 SF/PERSON	900	875	@ LEVEL 3
	2 PRINCIPAL DRESSING ROOMS @ 225 SF EACH	450	450	@ LEVEL 2
	GREEN ROOM (INCLUDES KITCHENETTE FOR RECEPTION)	500	265	@ LEVEL 2
	TOTAL	**2,855**	**2,490**	
STORAGE	GENERAL, RISERS, MUSIC STANDS, CHAIRS	200	200	@ MEZZANINE
	INSTRUMENTS, PIANOS	200	80 120	@ MEZZANINE @ LEVEL 2
	ELECTRICAL	100	100	@ MEZZANINE
		500	500	

* ADDED S.F. FOR WHEELCHAIR ACCESSIBILITY

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

CONCERT HALL (CONT'D)

		PROGRAM AREA REQUIRED	PROGRAM AREA PROVIDED	
	MECHANICAL	1,000	135 765 100	@ LEVEL 2 @ ROOF @ MEZZ.
	ELECTRICAL	200	200	@ MEZZ.
	CIRCULATION ALLOWANCE	1,000	1,480	@ LEVEL 3
		2,200	2,580	
	TOTAL	**10,375**	**10,020**	

REHEARSAL HALLS

STUDIOS	3 @ 1,600 (40'X40'X18')	4,800	2,538 1(38'x45') 1(23'x36')	
	CIRCULATION @ 10%	480	258	
	2 CHANGING ROOMS FOR 30 PEOPLE EACH @ 10 S.F./PERSON	600	360	
	2 TOILET/SHOWER ROOMS 10 X 15 EACH	300	192	
	RECEPTION/MANAGEMENT 2 OFFICES @ 100 S.F. AND RECEPTION @ 200	400	276	
	TOTAL	**6,580**	**3,624**	

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

BLACK BOX THEATRE

		PROGRAM AREA REQUIRED	PROGRAM AREA PROVIDED	
HOUSE & STAGE				
SEATING	AREA TO ACCOMMODATE 199 SETATS @ 10 S.F. PER PERSON + 50 SF*	2,040	2,040	LEVEL 5
	STAGING AREA	2,585	1,246	LEVEL 5
	CONTROL BOOTH FOR SOUND AND LIGHT CONTROL	100	100	LEVEL 5 MEZZANINE
	TOTAL	**4,725**	**3,386**	
LOBBY	LOBBY AREA W/CONCESSION FACILITIES @ 8 S.F./SEAT	1,592	1,725	LEVEL 5
	CHECK ROOM	120	120	LEVEL 5
	PUBLIC TOILETS 400 + 100 SF*	500	357	LEVEL 5
	BOX OFFICE 120 + 50 S.F.*	170	150	LEVEL 5
	ADM. OFFICES 3 @ 100 SF+50 EACH*	450	395	LEVEL 5
	TOTAL	**2,832**	**2,735**	
SUPPORT FACILITIES				
	GROUP DRESSING ROOMS - 2 FOR 10 PEOPLE EACH @ 20 SF PER PERSON + 50 SF* EACH (WITH SHOWERS & TOILETS)	500	504	LEVEL 5
	WARDROBE/COSTUME/LAUNDRY	200	195	LEVEL 5
	GREEN ROOM W/KITCHEN + 50 SF*	200	195	LEVEL 5
	ONE OFFICE @ 250 + 50 SF*	300	195	LEVEL 5
	GENERAL STORAGE/SHOP	300	265	LEVEL 5
	SEAT, RISER @ TABLE STOR.	150	150	LEVEL 5

* ADDED S.F. FOR WHEELCHAIR ACCESSIBILITY

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

BLACK BOX THEATRE (CONT'D)

SUPPORT FACILITIES (CONT'D)

CIRCULATION ALLOWANCE	500	1,920	LEVEL 5
MECHANICAL	1,000	105 895	LEVEL 5 @ MEZZ 5
ELECTRICAL	200	120	LEVEL 5
	3,350	2,729	
TOTAL	**10,907**	**8,850**	

PARAMOUNT "SUPPORT" SPACE

AREA W/IN MIDTOWN THEATRE CENTER	SCHEME 1	SCHEME II
LEVEL I	4,224*	4,224*
BASEMENT		2,144
AREA W/IN PARAMOUNT SITE		
LEVEL I		
BASEMENT	1,664	4,026
*INCL. PROPOSED EGRESS CORR. TOTAL	**5,888**	**10,394**

MIDTOWN THEATRE CENTER
LEA PROJECT NO. 89041.00

ROOM FINISH SCHEDULE

ABBREVIATIONS

CER	=	CERAMIC
CLG	=	CEILING
CMU	=	CONCRETE MASONRY UNITS (CONCRETE BLOCK)
CONC	=	CONCRETE
CA	=	CARPET
GWB	=	GYPSUM WALLBOARD (DRY WALL)
SAT	=	SUSPENDED ACOUSTIC TILE
VCT	=	VINYL COMPOSITION TILE
W/	=	WITH
WD	=	WOOD

Midtown Theatre Center
Preliminary Finish Schedule

BASEMENT LEVEL - SCHEME I

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
TRUCK LOADING DOCK	7995	CONC/C.M.U.	CONC		
TRUCK RAMP	2850	CONC/C.M.U.	CONC		
SHIPPING/RECEIVING AREA	2570	CONC/C.M.U.	CONC		
ELECTRICAL & MECHANICAL SUPPORT	445	C.M.U.	CONC		
SERVICE CORRIDOR TO PARAMOUNT	1930	GWB	V.C.T.		
UNEXCAVATED AREA	6075	--	---	---	
STORAGE	130	GWB	V.C.T.	S.A.T. (10')	

BASEMENT LEVEL - SCHEME II

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
SUPPORT FACILITIES					
MECHANICAL & ELECTRICAL	540	C.M.U.	CONC	---	
GENERAL STORAGE	330	GWB	V.C.T.	S.A.T. (10')	
COSTUME/WARDROBE	400	GWB	V.C.T.	S.A.T. (10')	

BASEMENT LEVEL - SCHEME II (CONTINUED)

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
DRAPERY	400	GWB	V.C.T.	S.A.T. (10')	
PIANO	100	GWB	V.C.T.	S.A.T. (10')	
SOUND	130	GWB	V.C.T.	S.A.T. (10')	
ELECTRICAL	440	GWB	V.C.T.	S.A.T. (10')	
MUSICIANS/W LOCKERS	360	GWB	V.C.T.	S.A.T. (10')	
CORRIDORS	1365	GWB	V.C.T.	S.A.T. (10')	
PARAMOUNT SUPPORT	2515	GWB	V.C.T.	S.A.T. (10')	
UNEXCAVATED AREA	1825	---	----	---	
OFFICE	330	GWB	C.P.T.	S.A.T.	

LEVEL ONE - SCHEME I

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
ATRIUM	4250	GRANITE BASE, WD TRIM & WAINSCOT; GWB ABOVE W/WD TRIM	GRANITE PAVERS (1)	PLASTER, CURVED	CLG HAS COVE LIGHTING
ARCADE	3360	GRANITE BASE, WD TRIM & WAINSCOT; GWB ABOVE W/WD TRIM	GRANITE PAVERS (1)	PLASTER, CURVED (18')	CLG HAS COVE LIGHTING WALLS HAVE MARBLE/GRANITE PILASTERS
RETAIL AREA	975	STOREFRONT/GWB	V.C.T.	S.A.T.	FANCY METAL STOREFRONT @ WASH. ST.
BOX OFFICE	265	STOREFRONT/GWB	CPT	S.A.T.	WOOD & GLASS STOREFRONT @ ARCADE

Midtown Theatre Center
Preliminary Finish Schedule

LEVEL ONE - SCHEME I (CONTINUED)

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
FLEX THEATRE RETAIL	215	STOREFRONT/GWB	CPT	S.A.T. (10')	WOOD & GLASS STOREFRONT @ ARCADE
RETAIL STORAGE	100	GWB	V.C.T.	S.A.T.	
STORAGE/SUPPORT FACILITIES					
ORCHESTRA PIT & SEAT LIFT	1065	C.M.U.	CONC.	---	SEE SEPARATE PRICING FOR LIFTS
WARDROBE/COSTUME ROOM WITH LAUNDRY FACILITY	285	GWB	V.C.T.	S.A.T. (10')	
DRAPERY	285	GWB	V.C.T.	S.A.T. (10')	
PIANO	100	GWB	V.C.T.	S.A.T. (10')	
SOUND	125	GWB	V.C.T.	S.A.T. (10')	
PARAMOUNT SUPPORT	4175	GWB	V.C.T.	S.A.T.	
ELECTRIC	205	C.M.U.	CONC.	---	
GENERAL STORAGE	170	GWB	V.C.T.	S.A.T. (10')	
MUSICIANS W/LOCKERS	220	GWB	V.C.T.	S.A.T. (10')	
OFFICE	150	GWB	C.P.T.	S.A.T. (10')	
CORRIDORS	1140	GWB	V.C.T.	S.A.T. (10')	
MECHANICAL	135	GWB	CONC.	---	

(1) PAVERS IN 3 COLORS, CREATING FLOOR DESIGN PATTERN

Midtown Theatre Center
Preliminary Finish Schedule

LEVEL ONE - SCHEME II

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
ATRIUM	4250	GRANITE BASE, WD TRIM & WAINSCOT; GWB ABOVE W/WD TRIM	GRANITE PAVERS (1)	PLASTER, CURVED	CLG HAS COVE LIGHTING
ARCADE	570	GRANITE BASE, WD TRIM & WAINSCOT; GWB ABOVE W/WD TRIM	GRANITE PAVERS (1)	PLASTER, CURVED (18')	CLG HAS COVE LIGHTING WALLS HAVE MARBLE/GRANITE PILASTERS
RETAIL AREA	975	GWB	VCT	S.A.T.	
FLEX RETAIL	215	GWB	VCT	S.A.T.	
FLEX RETAIL STORAGE	100	GWB	VCT	S.A.T	
BOX OFFICE	265	GWB/WD	VCT	S.A.T	
CIRCULATION (PUBLIC CORRIDOR)	2080	GWB	VCT	S.A.T	
STORAGE/SUPPORT FACILITIES					
ORCHESTRA PIT & SEAT LIFT	1065				
GENERAL STORAGE	225	GWB	V.C.T.	S.A.T. (10')	
RECEIVING	380	CONC. (DOCK)	CONC.	---	
TRUCK LOADING DOCK	1800	C.M.U.	CONC.	---	
SERVICE CORRIDORS	1095	GWB	V.C.T.	S.A.T. (10')	
PARAMOUNT SUPPORT	4825	GWB	V.C.T.	S.A.T.	

(1) PAVERS IN 3 COLORS, CREATING FLOOR DESIGN PATTERN

Midtown Theatre Center
Preliminary Finish Schedule

MEZZANINE LEVEL

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
CONCERT HALL SUPPORT					
ADMINISTRATIVE OFFICES (3)	550	GWB	C.P.T.	S.A.T. (9')	
GENERAL STORAGE	200	GWB	V.C.T.	S.A.T. (10')	
INSTRUMENTS/PIANOS	200	GWB	V.C.T.	S.A.T. (10')	
MECHANICAL	100	GWB	CONC.	---	
CIRCULATION	780	GWB	V.C.T.	S.A.T. (10')	

LEVEL TWO

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
CONCERT HALL					
STAGE					
PERFORMANCE AREA	480	HEAVY PLASTER W/ FANCY WD TRIM	WOOD	PLASTER W/ FANCY SHAPES FOR ACOUSTICS	WOOD FLOOR IS MAPLE ON PLYWOOD WITH NEOPRENE PADS
ASSEMBLY	200	GWB	V.C.T.	S.A.T.	
GREEN ROOM/RECEPTION	265	GWB	C.P.T.	S.A.T.	
2 PRINCIPAL DRESSING ROOMS W/LOCKERS & TOILETS	450	GWB	C.P.T.	S.A.T.	SEE PLANS FOR TOILETS. (TYP. @ DRESSING ROOM)
PIANO STORAGE	100	GWB	V.C.T.	S.A.T.	

LEVEL TWO **(CONTINUED)**

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
CORRIDORS	400	GWB	V.C.T.	S.A.T.	
MECHANICAL	135	GWB	CONC.	---	
PUBLIC CORRIDOR	1500	MARBLE BASE, WOOD WAINSCOT, PLASTER & WD TRIM	GRANITE TILE	GWB (10') W/ COVE LIGHTING	
"FLEX" THEATRE					
SEATING AREA (300 SEATS @ LEVEL TWO)	5098	HEAVY PLASTER WALLS & FANCY WD. TRIM (IRREGULAR PROFILE FOR ACOUSTICS)	CPT-FANCY W/PATTERN	FANCY STEPPED CEILING-GWB W/SUSPENDED WOOD PANELS FOR ACOUSTICS	COVE LIGHTING @ CLG.
LOBBY W/CONCESSION FACILITIES	1815	MARBLE BASE, WOOD WOOD WAINSCOT, PLASTER & WD TRIM	GRANITE TILE/CPT	GWB-(18') CURVED, W/ COVE LIGHTING	
CHECK ROOM	110	GWB	V.C.T.	S.A.T. (8')	
PUBLIC TOILETS	400	GWB/CER. TILE (1/2)	CER. TILE	G.W.B. (9')	
CONTROL ROOM	170	GWB	V.C.T.	S.A.T. (9')	
FRONT OF HOUSE STORAGE	80	GWB	V.C.T.	S.A.T. (9')	

LEVEL TWO (CONTINUED)

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
STAGE					
PERFORMANCE AREA 40 X 35	1400	C.M.U.	LINOLEUM ON PLYWOOD	---	ACOUSTIC FLOOR WITH NEOPREME PADS
SIDE STAGES	935	C.M.U.	WOOD	---	
CROSSOVER	330	C.M.U.	WOOD	S.A.T. (10')	
GREEN ROOM	300	GWB	CPT	S.A.T. (9')	
QUAD DRESSING ROOM W/SHOWERS & WC	175	GWB	CPT	S.A.T. (9')	
MECHANICAL	105	GWB	CONC.	---	
EGRESS CORRIDOR	550	GWB	V.C.T.	S.A.T. (10')	

LEVEL THREE

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
CONCERT HALL					
SEATING (200 SEATS)	1920	(SEE SEATING FOR "FLEX")	FANCY CARPET	PLASTER W/ STEPPED SECTION & LIGHTING	
LOBBY W/CONCESSION	1280	(SEE LOBBY FOR "FLEX")			
CHECK ROOM	120	GWB	V.C.T.	S.A.T. (10')	
PUBLIC TOILETS	350	CER. TILE 1/2	CER. TILE	GWB (9')	
GROUP DRESSING ROOMS W/SHOWERS & WC	525	GWB	CPT	S.A.T. (9')	

LEVEL THREE **(CONTINUED)**

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
2 OFFICES	400	GWB	CPT	S.A.T. (9')	
MECHANICAL	215	GWB	CONC.	---	
ELECTRICAL	100	GWB	CONC.	---	
CORRIDOR	440	GWB	V.C.T.	S.A.T. (10')	
PUBLIC CORRIDOR	1040	EE PUBLIC CORR. @ FLEX)			
"FLEX" THEATRE					*ALL SHOWERS IN DRESSING RMS. HAVE CER. TILE WALLS, FLOORS, CLGS.
QUAD DRESSING W/SHOWERS & WC*	275	GWB	CPT	S.A.T. (9')	
GROUP DRESSING W/SHOWERS & WC	200	GWB	CPT	S.A.T. (9')	
CORRIDOR	400	GWB	V.C.T.	S.A.T. (10')	
MECHANICAL	555	GWB	CONC.	---	

LEVEL FOUR

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
CONCERT HALL					
CONTROL ROOM	280	GWB	V.C.T.	S.A.T. (9')	
GROUP DRESSING W/SHOWERS & WC	570	GWB	CPT	S.A.T. (9')	
MECHANICAL	135	GWB	CONC.		

LEVEL FOUR **(CONTINUED)**

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
PUBLIC CORRIDOR	865	(SEE ABOVE)			
"FLEX" THEATRE					
BALCONY SEATING					
(200 SEATS @ LEVEL FLOOR)		(SEE FINISHES FOR MAIN AUDITORIUM)			
CONTROL ROOM (SOUND & LIGHT)	110	GWB	V.C.T.	S.A.T. (9')	
BALCONY LOBBY	970	(SEE MAIN LOBBY)			
PUBLIC TOILETS	350	(SEE ABOVE TOILETS)			
GROUP DRESSING W/SHOWERS & WC	475	GWB	CPT	S.A.T. (9')	
CHECK ROOM	60	GWB	V.C.T.	S.A.T. (9')	
ADMINISTRATIVE RECEPTION	135	GWB	CPT	S.A.T. (9')	
EQUIPMENT ROOM/OFFICE	265	GWB	V.C.T.	S.A.T. (9')	
ADMINISTRATIVE OFFICES (2)	400	GWB	CPT	S.A.T. (9')	
CORRIDOR	590	GWB	CPT	S.A.T. (9')	
MECHANICAL	355	GWB	CONC.	---	

Midtown Theatre Center
Preliminary Finish Schedule

LEVEL FIVE

ROOM	*AREA* (SQ. FOOTAGE)	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
REHEARSAL STUDIOS					
STUDIOS (40' X 48') (30' X 22')	 1920 660	GWB	WOOD W/ RESILIENT SLEEPER SYST.	EXPOSED CLG W/ LIGHTING GRID	
DRESSING ROOMS	550	GWB	CPT	S.A.T. (9')	
RECEPTION/MANAGEMENT & OFFICES	400	GWB	CPT	S.A.T. (9')	
CIRCULATION	230	GWB	CPT	S.A.T. (9')	
MECHANICAL	4215	GWB	CONC.	---	
BLACK BOX THEATRE					
LOBBY W/CONCESSION	2115	GWB & 1/2 WD	GRANITE TILES	PLASTER W/ COVE LIGHTING	
CHECK ROOM	110	GWB	V.C.T.	S.A.T. (9')	
PUBLIC TOILETS	350	(SEE ABOVE)			
OFFICE	220	GWB	CPT	S.A.T. (9')	
SEATING AREA TO ACCOMMODATE 199 SEAT @ 10 SF/PERSON	2040	C.M.U.	MASONITE ON PLYWOOD	EXPOSED STRUCTURE W/ LIGHTING GRID	ACCOUSTIC FLOOR WITH NEOPRENE PADS

Midtown Theatre Center
Preliminary Finish Schedule

LEVEL FIVE **(CONTINUED)**

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
STAGING AREA TO ACCOMMODATE 199 SEAT @ 10 SF/PERSON	1245	C.M.U.	MASONITE ON PLYWOOD	EXPOSED STRUCTURE W/ LIGHTING GRID	
CONTROL BOOTH FOR SOUND & LIGHT CONTROL	100	GWB	V.C.T.	S.A.T. (9')	
GROUP DRESSING ROOMS 2 FOR 10 PEOPLE	500	GWB	CPT	S.A.T. (9')	
WARDROBE/COSTUME W/LAUNDRY FACILITY	195	GWB	V.C.T.	S.A.T. (9')	
GREEN ROOM W/KITCHENETTE	195	GWB	CPT	S.A.T. (9')	
ADMINISTRATIVE OFFICES (3)	395	GWB	V.C.T.	S.A.T. (9')	
GENERAL STORAGE/SHOP	265	GWB	V.C.T.	S.A.T. (9')	
SEAT, RISER & TABLE STORAGE	150	GWB	V.C.T.	S.A.T. (9')	
MECHANICAL	105	GWB	CONC.	---	
ELECTRICAL	100	GWB	CONC.	---	
CORRIDORS	2200	GWB	V.C.T.	---	

VERTICAL CIRCULATION

ROOM	*AREA*	*WALL*	*FLOOR*	*CEILING*	*REMARKS*
PASSENGER ELEVATORS	56	MAHOGONY PANELING	MARBLE TILE	FINISH METAL PANELS, WOOD TRIM	
SERVICE ELEVATOR	80	PREFINISHED METAL	VCT	PREFINISHED METAL	
FREIGNT ELEVATOR	200	PREFINISHED METAL	VCT	PREFINISHED METAL	
EGRESS STAIRS	VARIOUS	EXPOSED CONSTRUCTION (PAINTED)	RADIAL RUBBER HOSING & TREADS	EXPOSED CONSTRUCTION (PAINTED)	

PRELIMINARY OUTLINE SPECIFICATIONS

Construction Type 1A located within fire district.

1. General Requirements and Contingencies

   A. Offsite construction and project management offices.

   B. Clerk of the works for duration of construction.

   C. Bonds for work in public rights of way, Mason Street, Mason Street Court and Washington Street.

   D. Building permit and other fees. Impact fees if any.

   E. Utility relocation fees in Mason Street. As required for Midtown Theatre Center only (not Opera House renovation).

   F. Utility connection fees.

   G. Mobilization premium due to concurrent construction of either Parkside extension, Commonwealth Center or Opera stage extension.

   H. 24 hour security police.

2. Demolition

   A. Dismantling and storage of front stone facade of Arcade building for later reconstruction.

   B. Pedestrian tunnels and barricades (Washington Street).

   C. Construction fences and temporary alley opening covers.

   D. Demolition of existing arcade superstructure.

   E. Demolition of existing arcade foundation and/or basement walls.

3. Excavation and Site Preparation

   A. Well points and pumping of groundwater during excavation.

   B. Underpinning of Operahouse basement walls.

   C. Underpinning of Paramount basement walls.

   D. Drilled caissons and bells. (See item 4, Structural System Description.)

4. Structural System Description

A. Roof and floor construction: 2-1/2" thick lightweight concrete slab over 1-1/2" deep 20 ga steel composite deck spanning between w14 x 22 purlins at 6'0" oc and in turn spanning 32'-0" maximum between w30 x 211 girders which in turn span the building width, 62' 0".

B. Penthouse floor purlins: W14 x 30 at 6'-0" oc between w36 x 230 girders. Structural steel yield strength: 50 ksi, typically.

C. Where the building is not over the basement drive-in, girder spans will be reduced by adding columns; however, at the drive-in area the load must finally wind up near the property lines so as not to interfere with the trucking. Due to the seating and the stair openings, there are areas of irregular framing that must be supported to bearing. In some locations the load can be posted to the lower level to be transferred. In other cases it will be hung from above.

D. First floor slab over truck loading: 7-1/4" thick lightweight concrete slab on a 3" deep 20 gage steel composite deck spanning 8'-0" between purlins which in turn span between girders.

E. Columns: Range from w14 x 16 to w14 x 99 typically. Those in the area of the elevators and the penthouse range from w14 x 61 to w14 x 257.

F. Foundation system: Drilled caissons, bearing on glacial till at elevation -20'. Typical columns bear on caissons belled to 5'-0" diameter; interior columns will bear on caisson filled to 8'-0".

5. Concrete (Quantities for Estimating)

A. Typical structural concrete strength: 4,000 psi. It is estimated that there will be fourteen main girder lines resulting in twenty-eight caissons, eight of which are the larger size.

B. Basement walls and grade beams: 14 inch wide to two feet below basement slab or 4' below grade at non-basement areas.

C. Basement slab or other slabs on grade: 6" structural one way mild reinforced slabs.

D. Truck loading structural slab on grade (Schemes I and II): 10" mild reinforced two way concrete slab.

E. Loading dock stem walls: 12" thick grade beams.

F. Beams above truck maneuvering areas: Fireproofing to be achieved by concrete encasement (not spray on).

G. Concrete in suspended slabs (composite construction): Refer to structural system description.

H. Concrete ventilating areaway retaining wall: 14 inch wide braced back to basement walls - requiring an additional caisson to be drilled in Mason Street right of way. Two required at 10 feet wide by 8 feet deep with f" floating slab at bottom.

I. Alley concrete: One 4 foot by 4 foot square precast concrete utility tunnel in Mason Street the full width of the site. Two thrust blocks 4 x 4 x 2 feet.

J. Concrete paving: Four inch thick to half of width of Mason Street. Four inch thick new sidewalk from building line to curb on Washington Street.

K. Truck ramp: 12" concrete walls on caissons at 20' o.c. in middle of 12" reinforced concrete ramp.

6. Stonework

A. Reerect existing limestone masonry wall on Washington Street. Rating: 0 hours.
B. Clean and repair existing limestone.

C. New matching limestone faced pilasters at storefront level.

D. New rusticated granite sill course to 8" above sidewalk under new windows and pilasters full width of building and under entrance doors.

E. Granite plate in sidewalk 3 feet from building line full width of door.

F. Miscellaneous stone finishes: See finish schedule attached.

7. Perimeter Masonry Walls (non bearing): Reference UL rating of tested assemblies.

A. Firewalls abutting adjacent Paramount and Operahouse masonry walls:

1. Rating: 4 hours
2. Construction: Self supporting 12" CMU with cells filled with fireproofing material

B. Firewalls above Paramount and Operahouse parapet heights:

1. Rating: 4 hours
2. Construction: Ground faced 4" CMU with 8" CMU backup. Parapets to extend minimum 4' above theatre roof surface.

C. Mason Street and Mason Street Court perimeter walls:

1. Rating: 2 hours
2. Construction: Face brick with precast window sills and lintels.

D. Back up Wall to Mansard:

1. Rating: 1½ hour
2. Construction: 8" lightweight partition block

E. Mechanical penthouse wall

1. Rating: None
2. Construction: noncombustible, 8" lightweight block

8. Interior Masonry Walls (non bearing) Reference UL ratings of tested assemblies.

A. Stage House Walls:

1. Rating: 4 hours
2. Construction: Uninterrupted 8" lightweight CMU walls sound isolated from structure

B. Dressing Room Perimeter Walls (except to stage house):

1. Rating: 3 hours
2. Construction: 8" lightweight CMU walls slab to slab

C. Stair Towers and Elevator Shaft Walls:

1. Rating: 2 hours
2. Construction: Uninterrupted 8" lightweight CMU walls.

D. Foyer Walls and Auditorium Walls:

1. Rating: 2 hours
2. Construction: Same as dressing room walls

E. Walls Separating Truck Dock Areas from other enclosed spaces:

1. Rating: 3 hours
2. Construction: 12" CMU

F. Column Encasement (perimeter and interior): See item 13A.

9. Steel (Quantites for Estimating)

A. Structural framing steel and metal decking. Refer to item 4 Structural System Description.

B. Miscellaneous steel framing:

1. Continuous lintel/relieving angles at each level, Mason Street and Mason Street Court face.

2. Opening frames at each slab opening same as purlin section.

3. Wind bracing behind perimeter walls: W14 x 30 x-bracing one bay each wall at each level.

C. Miscellaneous support steel, fabricated steel channel and angles:

1. House curtain rigging supports: 1 ton.

2. House curtain drapery: 2 tons.

3. Double purchase counterweight support beams and brackets: 5 tons.

4. Draperies, etc.: 2 tons.

5. Miscellaneous rigging and equipment support steel: 2 tons.

6. Black box perimeter and miscellaneous catwalks: 6 tons.

7. Sound and light brackets and bracing: 4 tons.

8. Mechanical equipment catwalks: 4 tons.

9. Ladders and cages: 2 tons.

10. Gridiron: Made up of rolled steel wide flange and channels.

11. Light bridge: Included in theatrical equipment gadget.

D. Finished Metal Fabrications (refer also to finish schedule below):

1. Grand staircase rail: brass rails.

2. Balcony rails: brass rails.

E. Miscellaneous fabrications:

1. Dock and curb protectors: Around loading dock perimeter.

2. Concrete filled posts: 6 required.

3. Channel steel door frames at overhead doors: W12 galvanized.

4. Channel steel wall protectors: W8 galvanized full length of truck ramp (Scheme I).

F. Prefabricated metal stairs, landings and handrails: Drop-in scissor stair and landings and parallelogram pipe railings and precast concrete treads in all fire stairs.

10. Wood and Plastics

A. Wood furring and plywood for support of finishes: Refer to finish schedule.

B. Wood veneer panelling: Refer to finish schedule below.

C. Restroom vanities, Plastic laminated MDO plywood with 12" drop face.

D. Dressing room counters: 3 feet wide per station - plastic laminate finish with one lockable drawer.

E. Rehearsal room chair rail: Oak.

F. Maple flooring on concrete hall floor: Refer to finish schedule.

11. Roofing and Waterproofing

A. Below slab waterproofing: Membrane water proofing under lowest basement level and around elevator pits at foundation perimeter walls.

B. Dampproofing:

C. Roofing: Ballasted EPDM on flat roofs.

D. Flashing: Lead coated copper below window sills, over lintel/relieving angle steel and at wall bottoms.

12. Metal Roofing and Siding:

A. Mansard sloping roof: Standing seam lead coated copper (grounded).

B. Mechanical penthouse perimeter walls: Standing seam lead coated copper (grounded).

13. Thermal Insulation:

A. Basement perimeter walls: 2 inch extruded polystyrene board to outside with protection board.

B. New perimeter masonry walls (except at party walls): 2 inch extruded polystyrene in wall cavity.

C. Inside of new party walls: None.

D. Roof Insulation: 2" extruded polystyrene mechanically attached to deck over EPDM vapor barrier.

14. Fireproofing of Structural Members to Required Separation

A. Columns (4 hours): Spray on cementitious coating or multiple layers of fire rated drywall or concrete encasement.

B. Beams, purlins and deck (3 hours except under roof which is two hours): Spray on cementitious coatings.

C. Under fly loft root (3 hours): Spray-on cenentitious coating.

15. Sound Isolation Construction

A. Concrete stage and Surround (does not include reflective surfaces):

1. Ceiling: Suspended double layer gypsum wallboard panels on steel stud frames on sound isolation hangers.

2. Walls: Floating double layer gypsum wallboard faced inner wall with restraining bracket and sound isolation wall braces.

3. Stage Floor: Neoprene pad on sleepers, with 3/4" plywood finished floor, with maple flooring over.

B. Flex theater floor: Same as A3 above w/linoleum surface.

C. Rehearsal hall floor: Same as A3 above.

D. Rehearsal dividing wall: Floating double stud wall (Kinetics detail 22).

E. Floor of black box: Same as A3 above w/ linoleum surface in lieu of maple.

F. Mechanical room wall to black box: Floating masonry wall.

G. Noise control in performance: NRC rating 45.

H. Mechanical room and mechanical penthouse floor: C.I.P. concrete lift slab on rubber jack mounts over structural slab.

I. Air borne sound isolation: See mechanical narrative attached.

16. Rooftop Specialties

A. Gutters and Downspouts: Lead coated copper gutter under mansard roof pipe to interior drain.

B. Roof hatches: 1 above stage house.

C. Smoke hatches: 2 required (see also smoke vent skylight below).

D. Smoke ventilation skylight: Heat actuated shutters opening to equal 1/8 of stage area topped with breakable glass skylight and screens below to catch falling glass.

17. Doors

A. Fire Wall Doors:

1. Rating: 3 hour rated both sides with magnetic hold open devices both sides.

2. Location: Underground passage between Paramount and theater.

3. Construction: Swinging insulated hollow metal.

B. Doors from stage house:

1. Rating: 3 hours.

2. Construction: Swinging insulated hollow metal with sound dampenig, core and gaskets at perimeter.

C. Doors from dressing, property rooms, costume storage, room tiers to all other spaces:

1. Rating: 3 hours.

2. Construction: Hollow metal.

D. All other miscellaneous interior openings.

1. Rating: 1½ hours.

2. Construction: Hollow metal unless otherwise noted.

E. Doors from foyer to auditorium (sound lock):

1. Rating: 2 hours.

2. Construction: Hollow metal with soundproof lining and gasket at perimeter.

F. Washington Street Entry Doors:

1. Rating: None.

2. Construction: Glazed monumental bronze balanced pivots, concealed closers, bronze thresholds.

G. Overhead door at truck loading: Open mesh coiling grille, power operated.

H. Rear arcade doors: Heavy duty aluminum glazed doors with balanced pivots.

I. Doors to Operahouse: Same as entry doors with a concealed motor operated overhead fire curtain on each side of the wall with a 3-hour rating.

18. Windows and Storefronts

A. Washington Street Storefront: Kynar finished aluminum, insulated glazing.

B. Washington Street glazing under arch: Kynar finished aluminum, bent tube frame, insulated glazing.

C. Replacement windows, Washington Street Face: AAMA DHC-40 operable sash, aluminum with Kynar finish.

D. Mason Street Windows: Same as 17C.

E. Arcade windows: Same as storefront, single glazed.

19. Metal Stud and Gypsum Wallboard Partition Systems

A. Typical partitions unless noted otherwise including exit access corridors.

1. Rating: 1 hour

2. Construction: Slab to slab, 25 gauge steel studs at 16" o.c. w/5/8" gypsum wallboard each side and 3½" unfaced fiberglass soundproofing in cavity.

B. Auditorium, foyer and rehearsal hall liner wall (see attached schedule for finishes):

1. Rating: Noncombustible.

2. Construction: 16, 18 or 20 gauge, 3½ inch steel studs (depending on height) at 16 inches on center with fire stop blocking at 8 feet vertically.

3. Facing to consist of 1/2" noncombustible plywood.

4. Soundproofing: 3½" soundproofing glass fiber batts. Sill plate set on insulating gasket. (See Kinetics detail 21.)

C. Furring: Generally, all rated block walls which face occupied spaces shall be furred with 1½" channel furring and faced with 5/8" drywall.

D. Gypsum Wallboard Finishes: All public spaces indicated to be painted gypsum wallboard finish to be plaster skim coat finished.

20. Wall Finishes

Wall finishes on the attached room finish schedule will conform to the following flammability classes:

A. Exitways and exit access corridors: I.

B. Rooms or enclosed spaces: II (III if room holds less then 300 persons).

21. Specialties

A. Toilet compartments: ceiling hung metal as shown on plan.

B. Dressing Room Curtains: 100 sf per dressing room.

C. Closet rods and shelves: 12 lf per dressing room.

D. Wardrobe lockers: 4 per dressing room.

E. Wall mounted fire extinguishers: One per fire stair entrance.

F. Toilet and shower accessories: Typical commercial.

G. Instrument lockers in musician's dressing room: 2 per l.f. of perimeter wall.

H. Mirrors with perimeter in candescent lights: one per dressing table.

I. Plate glass mirror: 4'0" high by length of restroom vanities.

22. Wardrobe and Drapery Room

Wahser and dryer, wall with shelving and hanging under.

23. Equipment

A. Seating and Stage Lifts: Refer to attached theater equipment budget.

B. Theatrical Rigging: Refer to attached theater equipment budget.

C. One Piece Kitchenette Unit in black box green room.

D. Dock Levelers: One required.

E. Dock Bumpers: One for each dock.

F. Box office window: Cashiers 1/2" glass window with brass speaker and recessed ticket dispenser and pass through recessed in 1" polished granite counter.

24. Furnishings (allowance items):

A. Chandeliers: 2 @ $10,000 including motorized lowering system.

B. Mason Street Marquee: $10,000.

C. Washington Street Marquee: $10,000.

D. Recessed Sidewalk floods Washington Street: $2,000 apiece.

E. Fixed Seating: Refer to attached theater equipment budget.

25. Special Construction

A. One half hour rated automatically operating fire curtain over Flex Theater Proscenium opening.

B. Control Room Window: Non-parallel acoustically sealed double glazed unit.

26. Elevators and Lifts

A. Passenger elevators (hydraulic): high speed, 51 foot travel, 7 by 8 foot cab, 23 person capacity, 3,500 lb. rating, 150 feet per minute sound isolated machine room Refer to attached schedule.

B. Service elevator (traction): Medium duty, 86 foot travel, 8 by 10 foot cab, 6,000 lb. capacity, 50 feet per minute, sound isolated machine room.

C. Freight elevator (traction): Heavyduty, 86 foot travel, 10 by 20 foot high ceiling cab, 40,000 lb. capacity, sound isolated machine room.

D. Handicap electro-mechanical lift: 3 foot travel, 500 lb. capacity.

E. Seat lift and orchestra lift: Refer to attached theatrical equipment budget.

27. Escalators

A. 26 foot rise, 100 feet per minute, glass side walls, reversible direction.

28. Fire Protection

A. Complete automatic combination standpipe/sprinkler system to meet the requirements of the Massachusetts State Building Code. These systems shall meet with the requirements of Article 12 and Section 431.0.

B. Fire Protection for the Theater: 2-1/2 inch fire department valves complete with 1-1/2 inch reducers and 100 feet of hose. Hose station are to be provided at each side of the stage and in each tier of seating on both sides of the auditorium, one in each tier of dressing rooms and protecting each property, store and work room.

C. Proscenium opening at the Flex Theatre: Complete automatic deluge sprinkler protection system. System should be double interlocked type.

D. Sprinkler system in all areas: Designed as an Ordinary Hazard Group 2 occupancy hydraulically calculated to provide a discharge density of .18 GPM/Ft.^{2} over the most remote 1,500 Ft.^{2}. Sprinkler spacing shall not exceed 200 Ft.^{2} for the auditorium and 130 square feet for all others.

E. Loading dock area located beneath the building: Dry-pipe sprinkler system complete with air compressor, automatic air maintenance devices and alarms.

F. Water supply for the fire protection systems: Connection to the 16" high service water main in Washington Street which has the following capabilities:

Status Pressure:	84 psi.
Residual Pressure:	73 psi.
Flow	3,888 GPM
Date of Test	April, 1988

A 2,000 GPM electric driven fire pump shall be provided having a discharge head of 40 psi. Controller shall be complete with automatic transfer switch.

G. Sprinkler contractor shall provide each water control valve with a tamper switch and each floor shall be independently zoned and provided with a waterflow switch.

29. Plumbing

A. Plumbing system:

- o Domestic water system including water service connections, all distribution piping, backflow preventers, hot and cold water supplies to all fixtures requiring such. All hot and cold water piping, including hot water recirculation shall be provided with 1" fiberglass snap on insulation.

- o Storm drainage system including roof drains, rainleaders and connections to the City of Boston combined storm and sanitary sewer lines in Mason or Washington Street. Provide insulation on all horizontal rainleaders and drain underbodies.

- o Complete sanitary waste and vent system connecting to each and every plumbing fixture, floor drain and indirect waste line. Connect house sanitary drain line to the combined sewer in Washington or Mason Streets.

* NOTE: The combined sewer in Washington Street is a brick 28"x42" conductor built in 1906.

B. Water heater type: Commercial gas fried storage water heater complete with 100 gallon storage tank, a recovery rate of 262 GPH and an input rating of 270,000 BTUH. Unit shall be complete with recirculating pump, aquastat, and all safety temperature and pressure relief valves. (A.O. Smith Model BT-270 or similar.)

C. Sump Pumps: Duplex, automatic alternating Sump pump rated to pump 100 GPM while operating against a total dynamic head of 20 feet. Unit is to be complete with 4 foot diameter sump and cover plate.

D. Plumbing fixtures listed below are to establish quality only.

- o P-1: Water closet, flush valve type, wall hung, if available. Water closet to meet the Massachusetts Plumbing Code requirements of 1.6 gallons per flush.

- o P-1A: Handicapped water closet (same as P-1 except mounted for handicapped use.

- o P-2; Urinal, American Standard Trimbrook, 6561.017 water saver type complete with chair carrier, Bloan Royal flush valve to suite.

- o P-3: Lavatory, American Standard, Roxalyn, 0195.073, flat slab lavatory complete with chair carrier, and Delta Model 2523HDF heavy duty commercial faucets and grid strainer.

- o P-3A: Lavatory (same as above) except with 4" wrist blade handles, mounted to meet the requirements of the Architectural Barriers Board, with offset and insulated tail.

- o P-4: Service sink, American Standard Akron, Model 7695.018, complete with 3" Trap Standard and American Standard Model 8344.11 vintage service sink faucet, complete with integral vacuum breaker, pail hook and wall support.

- o P-5: Shower: Furnish and install Symmons Temptrol Model S-96-1-1311 packaged mixing valve. Drain for shower stall (furnished by others) shall be equal to J.R. Smith Model 2050.

30. Heating, Ventilating and Air Conditioning

A. Toilet Exhaust: Three systems. The first at front of building exhausting retail space and box office on first floor and dressing rooms on levels 2 thru 5; 825 cfm @ ½" = 1/8 HP. The second in the center of the building exhausting main toilets on levels 2 thru five; 3,450 cfm @ ½" SP. = ½ HP. The third at the rear of the building exhausting dressing rooms and offices on levels 2 thru 5; 900 cfm @ 3/8" S.P. = 1/8 HP. The fans are roof mounted. Make-up air from building.

B. Truck Bay Exhaust: 17,000 cfm exhausted. Make-up air from open truck entrance. Exhausted to areaway in Mason Street?

C. Roof Top Mechanical Room: Contains one (1) 300 ton gas fired HITACHI, or similar, chiller - heater with pumps for a four-pipe FHW system to air handling units located in various locations throughout the building. A 300 ton cooling tower shall be located on the roof for the chiller-heater. Tempered make-up air shall be supplied from the roof to the various air handling units.

D. Air Handling Units:

1st FL: Retail (piping only), Atrium, Office & Box Office, Rear Offices, and Arcade.

2nd FL: Front Dressing Rooms, Theater Lobby, Control Room, and Rear Dressing Rooms.

3rd FL: Front Dressing Rooms, Music Hall, Lobby, and Rear Dressing Rooms.

4th FL: Front Dressing Rooms, Lobby, Office and Concession, Follow Spot, Rear Dressing Rooms, and Theater.

5th FL: Front Dressing Rooms, Small Rehearsal Room, Large Rehearsal Room, Lobby, Black Box, and rear Dressing Rooms.

E. Sound Control: NCR .45 for ductwork in performance spaces.

31. Electrical Narrative

A. General Purpose Duplex Receptacles

- o Offices areas: one every 8 lineal feet or one per wall for areas under 70 s.f.; dressing rooms: one every 3 lineal feet.
- o Lobby & Corridor - one per 25 lineal feet of wall.
- o Auditorium - one per 50 lineal feet of wall.
- o Stage/Support areas - one per 20 lineal feet of wall.

B. General Lighting

- o Storage areas (30 f.c.) 1-2 lamp, 4' wrap around - every 75 sq. ft, surface mounted.
- o Office areas (75 f.c.) 1-3 lanp, 2 x 4 lay in troffers on 8 by 8 foot grid with low brightness lens, 70 sq. ft. or less.
- o Corridors (35 f.c.) 1-2 U lamp 2x2 lay in every 10 lineal feet with low brightness lens.
- o Toilets (35 f.c.) 1-2 lamp, 4' cove lighting end to end with egg crate louver on both ends.
- o Lobbies, foyers and arcade: Multiple light levels with dimming and switching: sconce, cove and perimeter incandescent light strips with gold G40, 60 W lamps, 9 inches on center.
- o Garage interior lighting, low brightness metal halide type.
- o Perimeter security lights (to Mason Street and Mason Street Court): Low brightness metal halide type liminaires wall mounted at 20' at 30' o.c. to maintain a 3 f.c. brightness.
- o Special fixtures: Refer to general architectural equipment description for chandeliers, and marquee allowance items.

C. Operating equipment and theatrical specialty power requirements: Refer to general architectural narrative and theatrical budget.

D. Primary Service - transformer pads and grounding to Power company requirements. Electrical contractor shall furnish the proper quantity of 5" PVC conduits with 4 additional conduits for future use from transformer pad to the utility company designated connection.

E. Secondary Service: Minimum 3,000 amps, plus 50% for future expansion. 480/277 volts, 3 phase, 4 wire, 60 hz. Only copper conductors shall be utilized.

F. Standby emergency generator (natural gas): 150 KW, 480Y/277 VAC, 3 phase, 4 wire, 60 hz.

G. Distribution and power feeders raceways shall be threaded conduit or compression fittings, type EMT. Only threaded conduit shall be used in slab. Wire insulation type to be XHHW. Feeder wire to lighting and power panels shall be sized 125% over connected load to prevent overheating.

H. Power and Lighting Panels: Provide panel capacity of minimum 84 poles per 10,000 sq. feet.

I. Provide 208Y/120W capacity transformers based on one 75 KVA transformer per 10,000 sq. ft.

J. Exit signs to be similar to McPhilben 6M series with emergency circuits and lamps with zoning relays as required.

K. Fixture Switching: Circuit breakers shall not be used as controllers. Office area lighting shall be wired and switched for 3 levels. 100%, 66%, and 33%. Night lights shall be strategically located and wired for emergency lighting.

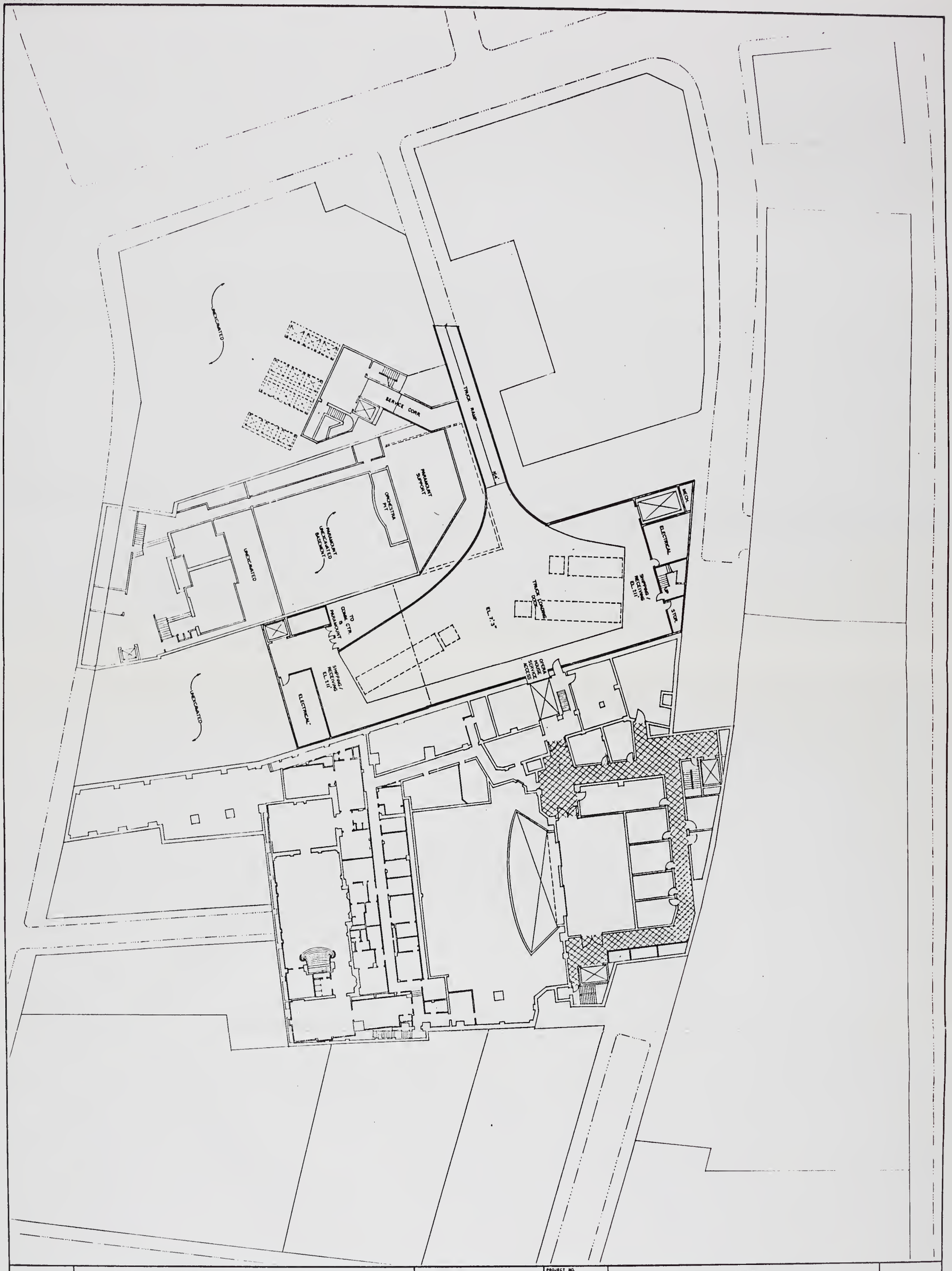
L. The maximum area to be switch-controlled shall be 1000 square feet.

M. Telephone Service: Run two 4 inch raceways underground from telephone room to utility service point. Provide telephone outlets in offices walls every 8 lineal feet. All wire and instruments will be provided under this contract.

N. Security System: Contractor will install a system of empty 3/4" RGS conduits to each exterior wall penetration and "secure room" with all necessary wiring and controls computerized.

O. Stage Sound System: Contractors shall furnish and install a system of 1-1/2" RGS conduits from four stage locations to sound control locations. Each conduit shall have three nylon pull ropes.

END OF PRELIMINARY OUTLINE SPECIFICATIONS



A-1

MIDTOWN THEATRE CENTER

Theatre Feasibility Study

Midtown Cultural District

BASEMENT PLAN (SCHEME I)

LEA GROUP INCORPORATED
Architects/Engineers/Planners
75 Kneeland Street Boston MA 02111
Telephone (617) 426 6500

PROJECT NO. 89041.00

DATE MAY 16, 1989

SCALE 1/16" = 1'-0"

DRAWN BY / CHECKED BY K.K., R.R. M.L.

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

MIDTOWN THEATRE CENTER

Theatre Feasibility Study

Midtown Cultural District

BASEMENT PLAN (SCHEME II)

A-1.

LEA GROUP
INCORPORATED
Architects/Engineers/Planners
75 Kneeland Street, Boston, MA 02111
Telephone (617) 426 6500

PROJECT NO. 89041.00

DATE MAY 16,1989

SCALE 1/16" = 1'-0"

DRAWN BY / CHECKED BY K.K.,R.R. M.L.

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

TREMONT STREET

PARKSIDE

TREMONT-ON-THE-COMMON

OPERA HOUSE EXPANSION

MASON STREET

MASON STREET

AVERY STREET

WASHINGTON STREET

COMMONWEALTH CENTER

EXISTING PARAMOUNT THEATRE

ARCADE BLDG.

OPERA HOUSE

STAGE EL. 31.4'

STAGE EL. 27'

PARAMOUNT SUPPORT EL. 27'

REHEARSAL

PARAMOUNT

ATRIUM

PARAMOUNT EXIT

30'-0" EASEMENT

EGRESS

RETAIL

OFF.

MECH.

RECEP.

ELECT.

GENERAL STORAGE

OFFICE

PIANO STOR.

MUSICIANS' LOCKERS

DRAPERY

WARDROBE / COSTUME

ORCHESTRA LIFT

SEAT LIFT

STAIRWELL

DRESS'G

TOIL.

43'

88'

BOX OFFICE

LOBBY

STR.

ARCADE

PLEX THEATRE RETAIL

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 86041.00
DATE MAY 16, 1988
SCALE 1/16" = 1'-0"
DRAWN BY / CHECKED BY K.K., R.R. M.L.

LEA GROUP INCORPORATED
Architects/Engineers/Planners
75 Kneeland Street, Boston, MA 02111
Telephone (617) 426-6500

MIDTOWN THEATRE CENTER

Theatre Feasibility Study
Midtown Cultural District

LEVEL ONE PLAN (SCHEME I)

A-2

TREMONT STREET

PARKSIDE

TREMONT-ON-THE-COMMON

MASON STREET

MASON STREET

30' EASEMENT

SERVICE CORRIDOR

EL. 30'-6"

RAMP

TRUCK LOADING DOCK

MECHANICAL

RECEIVING

ORCHESTRA LIFT

SEAT LIFT

STORAGE

ERRERA CORRIDOR

LOADING

SERVICE CORRIDOR

PARAMOUNT SUPPORT EL. 27'

STAGE EL. 27'

PARAMOUNT EXIT

OPERA HOUSE

AVERY STREET

COMMONWEALTH CENTER

EXISTING PARAMOUNT THEATRE

REHEARSAL

ATRIUM

ARCADE BLDG.

FLEX RETAIL

SCENIC STOR.

MECH.

BOX OFFICE

2 STORY RETAIL

RETAIL

PARAMOUNT LOBBY

WASHINGTON STREET

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 89041.00

DATE MAY 16, 1989

SCALE 1/16" = 1'-0"

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Telephone (617) 426-0500

MIDTOWN THEATRE CENTER

Theatre Feasibility Study
Midtown Cultural District

LEVEL ONE PLAN (SCHEME II)

A-2'

PARKSIDE

TREMONT - ON - THE - COMMON

ELDERLY HOUSING

OFFICE SPACE

STORAGE

MECH.

QUAD DRESS

GREEN ROOM

MECH.

CROSSOVER

SIDE STAGE

STAGE

SIDE STAGE

80 SEATS

"FLEX" THEATRE

220 SEATS

STOR.

CONTROL RM.

CHECK ROOM

FLEX THEATRE LOBBY

CORRIDOR

TOILETS

DN UP

TOILETS

PUBLIC CORRIDOR

OPEN

DRESS

DRESS

CORRIDOR

PARAMOUNT UPPER LOBBY

STAGE

GREEN ROOM

ASSEMBLY

PIANO STOR.

GRAND PROMENADE

FOYER BELOW

"THRUST" STAGE

ALTERNATE THEATRE LAYOUT

OFFICE

OFFICE

OFFICE

OPEN

ELECT STOR.

ELECT.

OPEN OFFICE

OPEN

OFFICE

MEZZANINE LEVEL

REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NO. 8904.100
DATE MAY 16, 1989
SCALE 1/16" = 1'-0"
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LEA GROUP INCORPORATED
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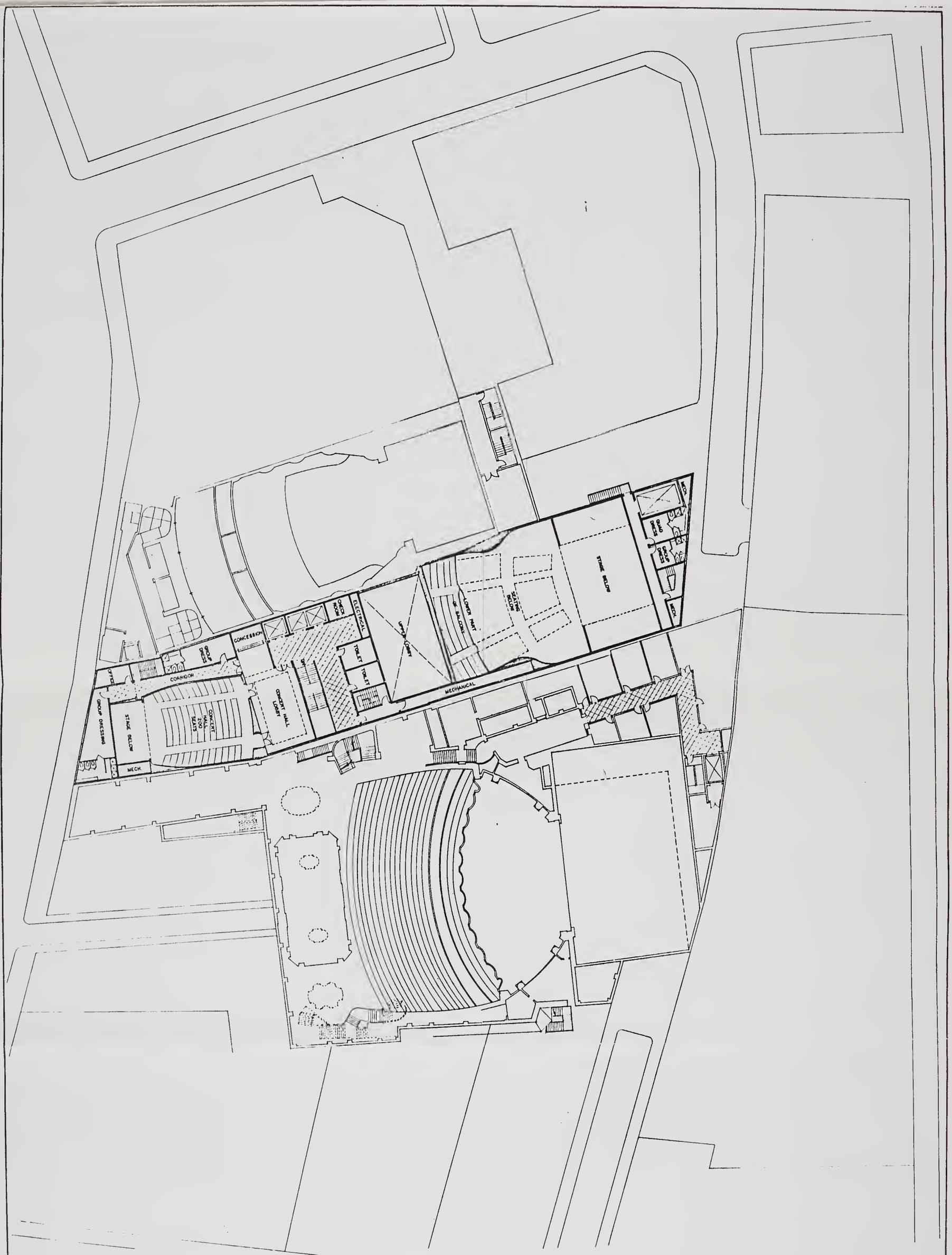
79 Sleeper St. Boston, MA 02210
Telephone (617) 451-1800

MIDTOWN THEATRE CENTER

Theatre Feasibility Study
Midtown Cultural District

LEVEL TWO PLAN

A-3



A-4

MIDTOWN THEATRE CENTER

Theatre Feasibility Study

Midtown Cultural District

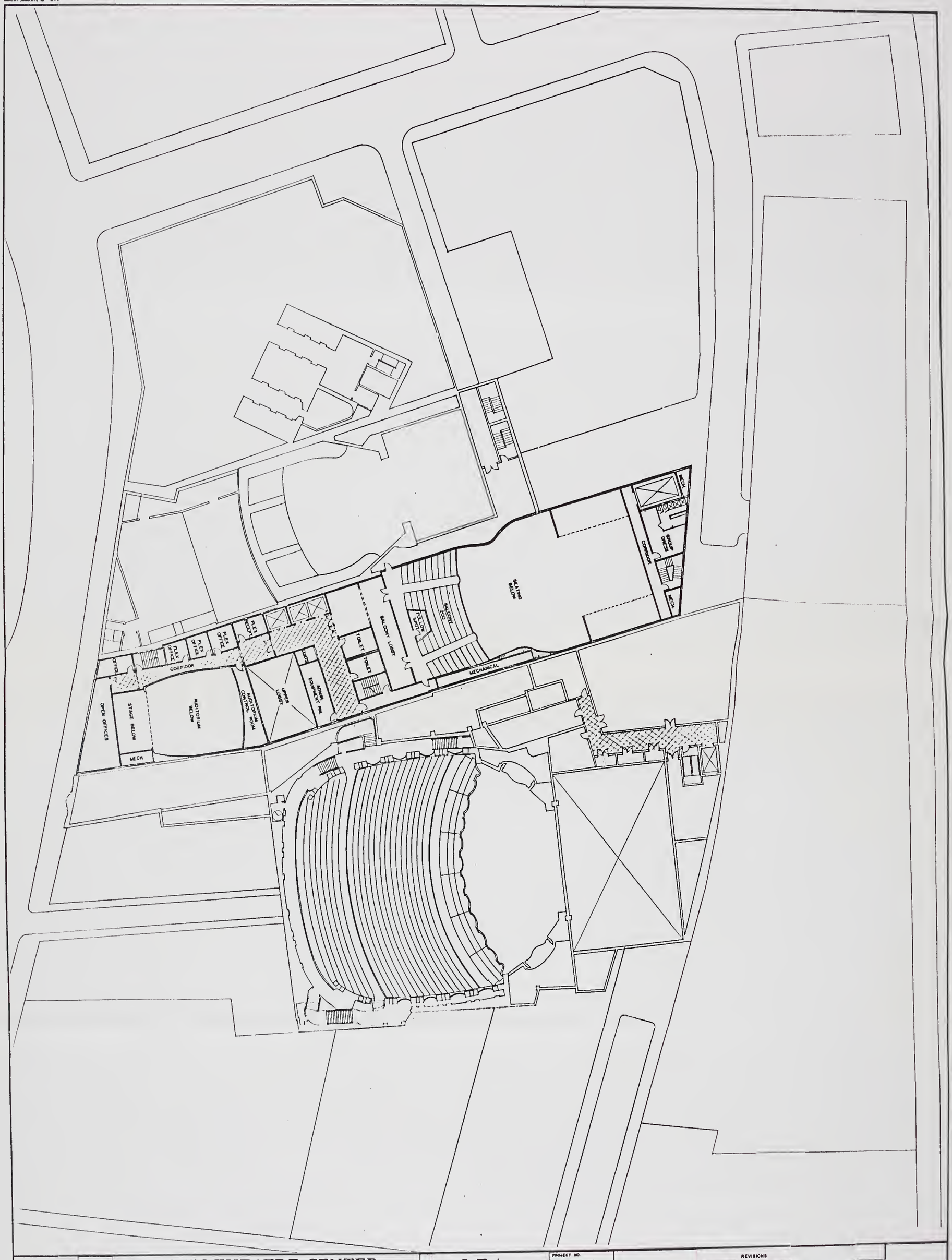
LEVEL THREE PLAN

LEA GROUP
INCORPORATED
Architects/Engineers/Planners
75 Kneeland Street, Boston, MA 02111
Telephone (617) 426 6500

PROJECT NO.	89041.00
DATE	MAY 16, 1989
SCALE	1/16" = 1'-0"
DRAWN BY / CHECKED BY	K.K., R.R. M.L.

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION



MIDTOWN THEATRE CENTER

Theatre Feasibility Study

Midtown Cultural District

LEVEL FOUR PLAN

A-5

LEA GROUP INCORPORATED
Architects/Engineers/Planners
75 Kneeland Street, Boston, MA 02111
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PROJECT NO. 89041.00

DATE MAY 16, 1989

SCALE 1/16" = 1' - 0"

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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

MIDTOWN THEATRE CENTER

Theatre Feasibility Study

Midtown Cultural District

LEVEL FIVE PLAN

A-6

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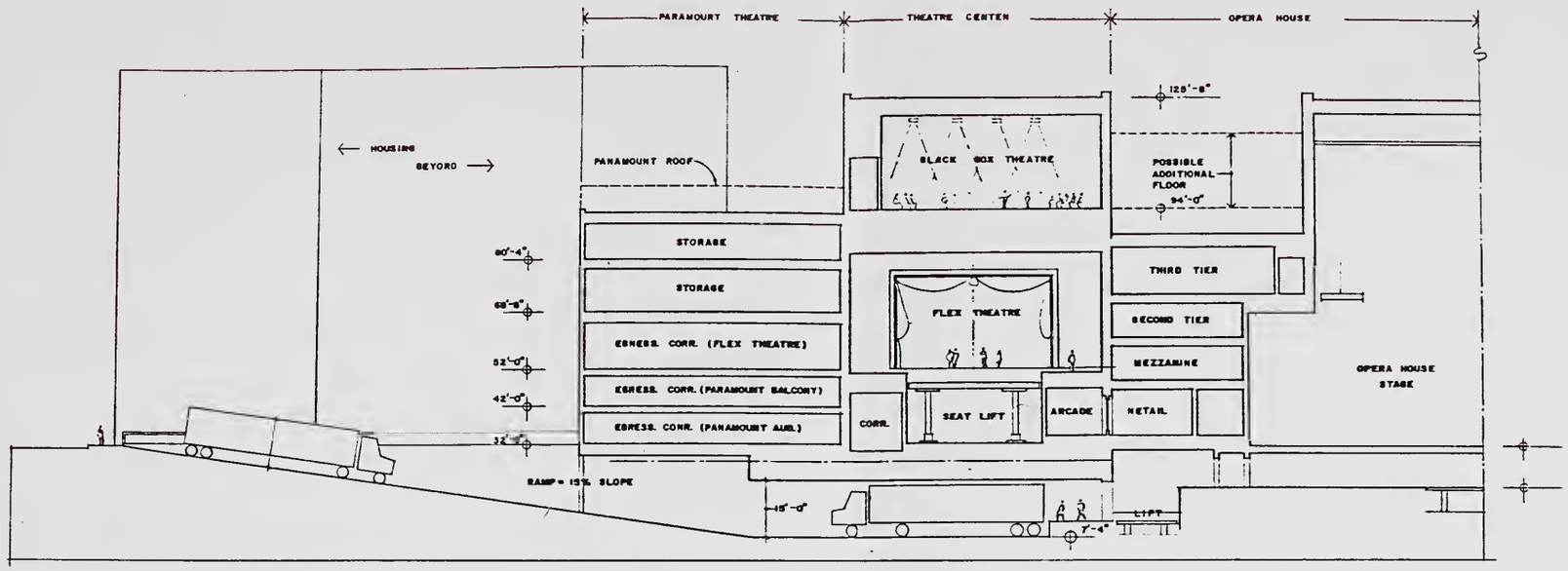
PROJECT NO. 89041.00

DATE MAY 16, 1989

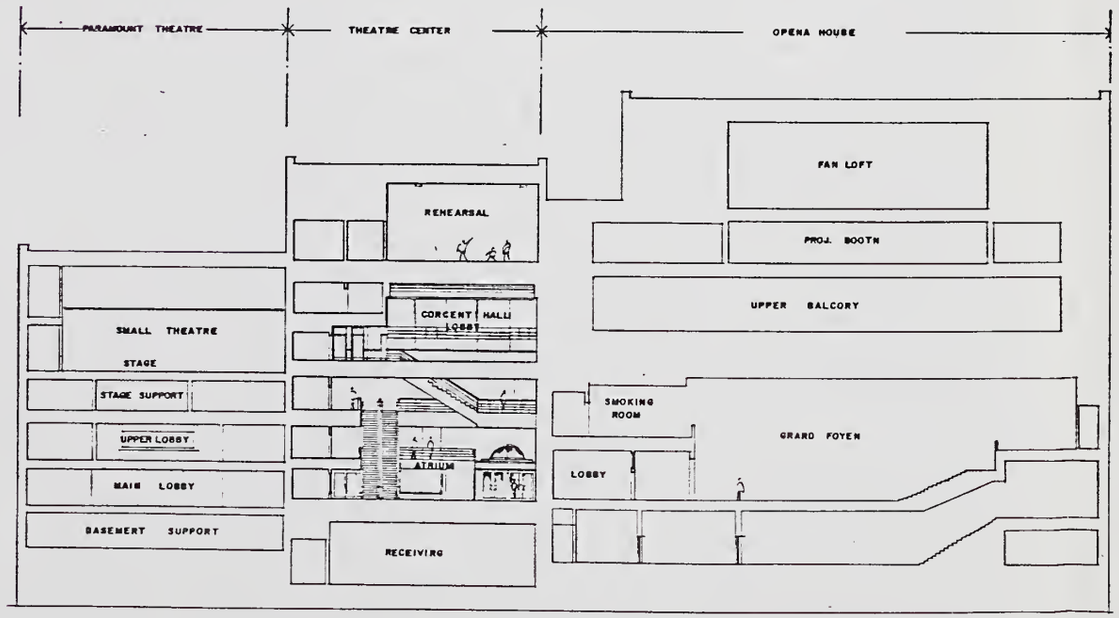
SCALE 1/16" = 1'-0"

DRAWN BY / CHECKED BY K.K. M.L.

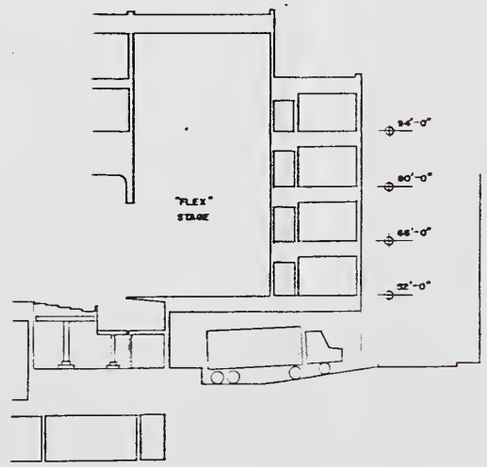
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION



3 CROSS SECTION AT FLEX THEATRE



2 CROSS SECTION AT "ATRIUM"



1' SECTION AT "SCHEME II"
MASON STREET RECEIVING

REVISIONS

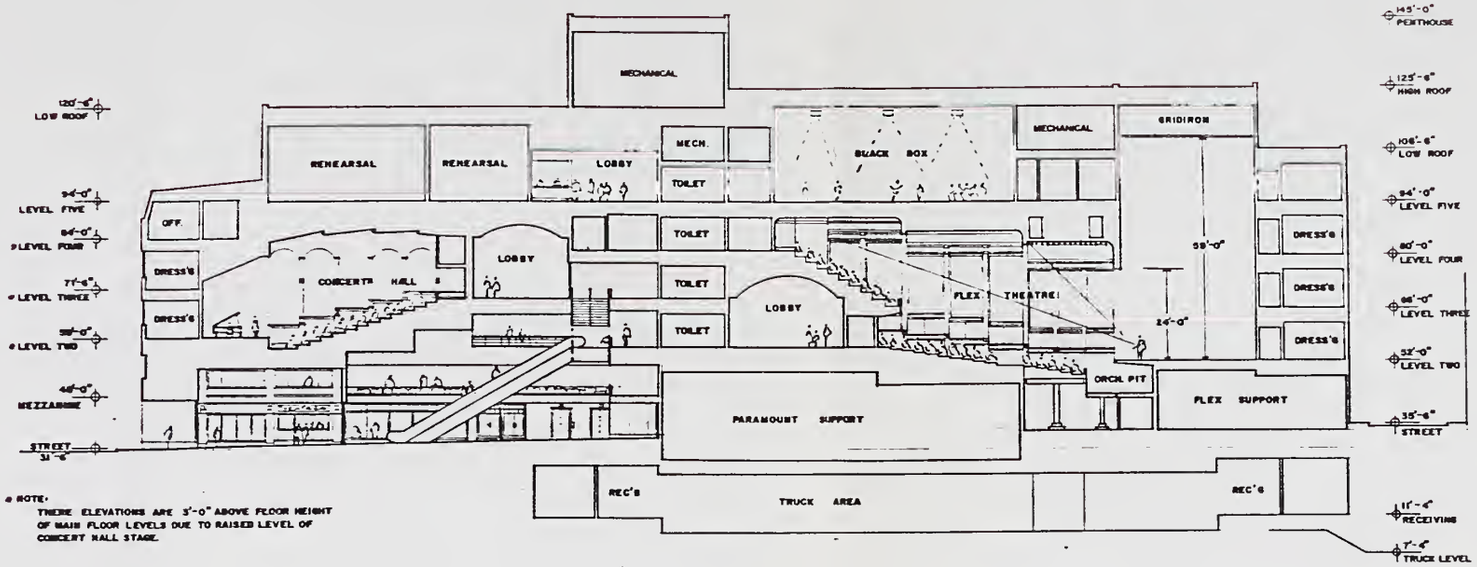
NO.	DATE	DESCRIPTION

PROJECT NO. 88041.00
DATE MAY 16, 1988
SCALE 1/16" = 1'-0"
DRAWN BY / CHECKED BY K.R., R.R. M.L.

LEA GROUP
INCORPORATED
Architects/Engineers/Planners
75 Moreland Street, Boston, MA 02111
Telephone (617) 426-6500

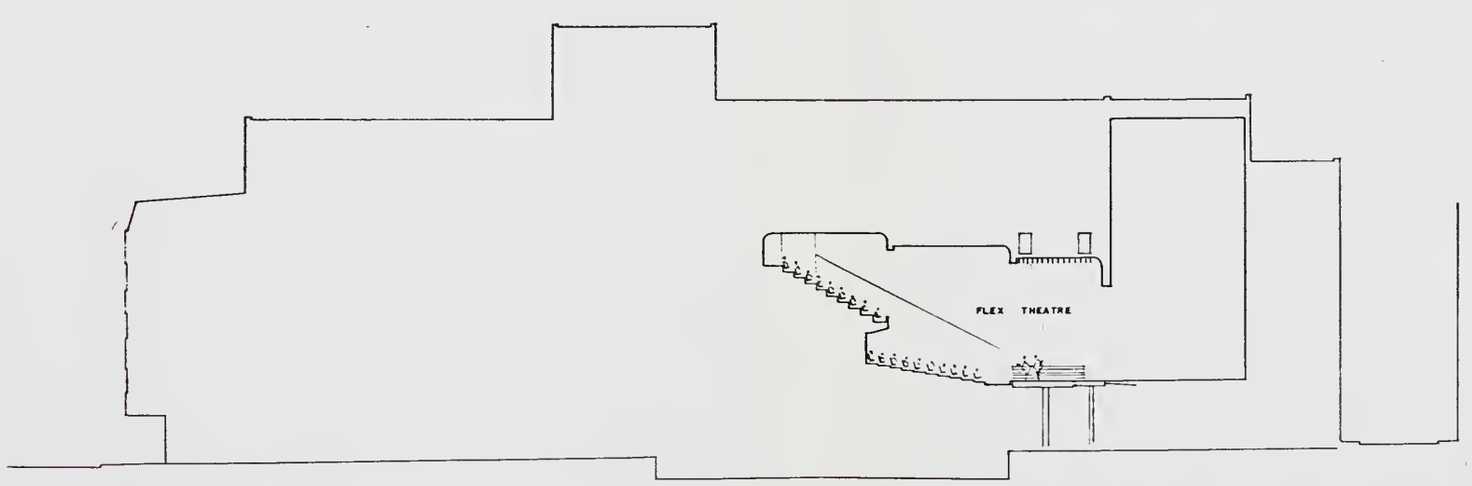
MIDTOWN THEATRE CENTER
Theatre Feasibility Study
Midtown Cultural District
CROSS SECTIONS

A-7



NOTE:
THERE ELEVATIONS ARE 3'-0" ABOVE FLOOR HEIGHT OF MAIN FLOOR LEVELS DUE TO RAISED LEVEL OF CONCERT HALL STAGE.

1 LONGITUDE SECTION



1 LONGITUDE SECTION (WITH "THRUST" STAGE

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 89041.00
DATE MAY 19, 1989
SCALE 1/16" = 1'-0"
DRAWN BY / CHECKED BY R.K. M.L.

LEA GROUP INCORPORATED
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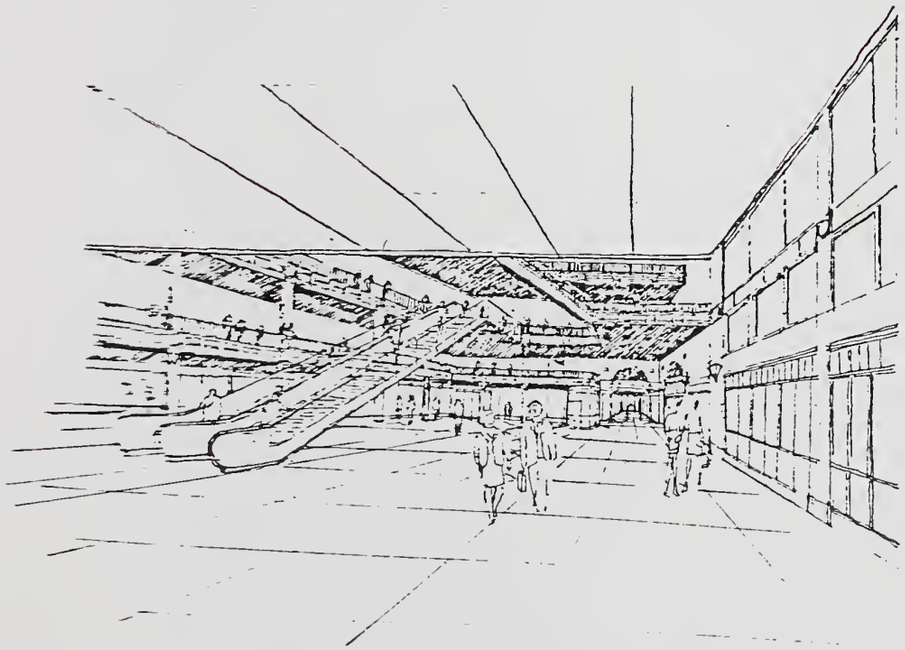
MIDTOWN THEATRE CENTER
Theatre Feasibility Study
Midtown Cultural District

LONGITUDINAL SECTIONS

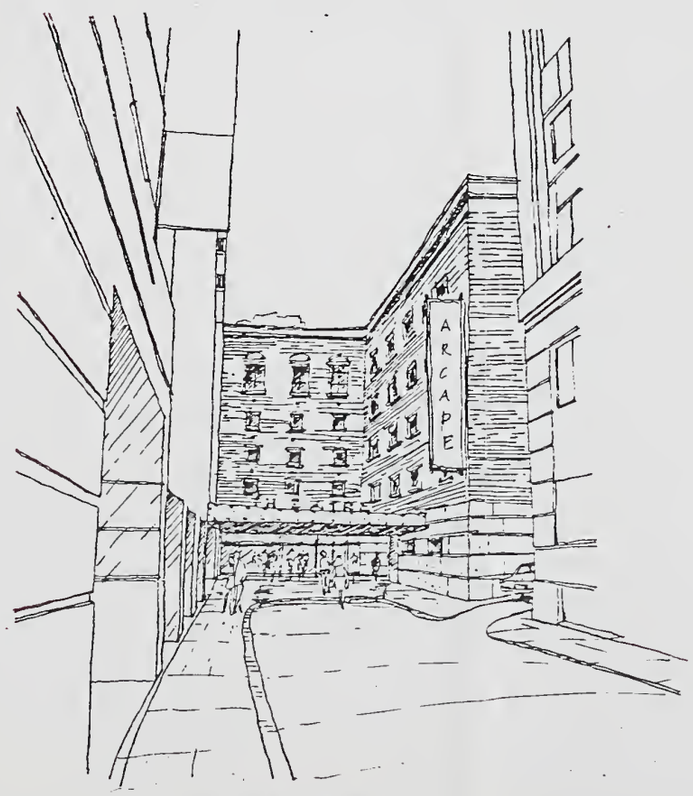
A-8

ARCADE

VIEW FROM WASHINGTON STREET



ATRIUM



VIEW FROM MASON STREET

REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NO. 8804.00
DATE MAY 16, 1989
SCALE
DRAWN BY / CHECKED BY K.K M.L.

LEA GROUP INCORPORATED
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75 Kneeland Street, Boston, MA 02111
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MIDTOWN THEATRE CENTER

Theatre Feasibility Study
Midtown Cultural District

PERSPECTIVES

A-9

2235 3

LEA
GROUP
INCORPORATED

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